

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

February 24, 2016

The meeting was called to order at 4:01 p.m. by Chair Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Matthew Lovato, David McEwen, Jack Matheson, Clover Meaders, Latai Tupou, and Harold Woodruff

ABSENT

Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik and Brenda Turnblom

AUDIENCE

There were six people present in the audience.

CONDITIONAL USE APPLICATION

C-3-2016

All in All, LLC

2675 W 2365 S #3

M Zone (1.24 acres)

The applicant, All in All, LLC, is requesting conditional use approval for auto sales at 2675 W 2365 S #3. The zoning for the property is M (Manufacturing). Auto sales is a conditional use in this zone. The surrounding zoning is also Manufacturing. Adjacent uses include a reception center to the north and a variety of light manufacturing and office/warehouse businesses. The West Valley General Plan designates this area as Light Manufacturing.

There are two buildings on the property. The applicant will operate out of unit 3 in the east building facing 2365 South. The space is 1,612 square feet and the applicant intends to use the space as it is currently configured. The minimum number of parking spaces required for this use is five (5). The applicant plans on having three (3) parking stalls in the front of the building and two (2) parking stalls behind the building. The stalls will need to be re-stripped.

The applicant will advertise the cars on the internet and they plan on storing six (6) cars inside the warehouse. All business will be done by appointment only. The proposed use is for auto sales only. No automobile repair, servicing, detailing or washing will be done on site. There will be no outside storage allowed as part of this business.

The original conditional use approval for the site was in 1985, C-19-1985. Currently, the landscaping on the site is deficient of most of the trees and shrubs that are shown on the original plan. The landscaping was addressed with C-51-2015, which was a conditional use for indoor auto sales for unit 2. One of the conditions of C 51-2015 is, "Landscaping on the property shall be completed per the original C-19-1985 landscape plan and installed by June 1, 2016." The landscaping requirement will be the same for this conditional use. Any signage for the business must be in compliance with the West Valley City Sign Ordinance.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing and meeting the requirements of all affected departments and agencies, as well as the following:

1. The approved use is for auto sales. There will be no repair, servicing, detailing or washing of vehicles at the site. This approval is for unit 3.
2. There is to be no outside storage of any kind permitted for this use.
3. The parking stalls on the site shall be re-stripped.
4. All signage shall comply with the West Valley City Sign Ordinance.
5. Landscaping on the property shall be completed per the original C-19-1985 landscape plan and installed by June 1, 2016.
6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicants:

Jared Strang
3663 West 1987 South

Spencer Romney
2609 Shelbourne Dr.

Discussion: Commissioner Woodruff asked Jared Strang what types of cars he plans to sell. Jared Strang responded he will sell any used cars, nothing specific. Commissioner Lovato questioned how six cars will be able to fit into the warehouse space. Jared Strang plans to store three cars wide and two deep. Commissioner Lovato reminded Jared Strang that no outside overnight storage of cars is allowed.

Spencer Romney was present, representing the landlord. Spencer Romney reported that the landlord plans to complete landscaping first thing this spring, and to stripe the parking lot as soon as weather permits. Chair Meaders reminded Spencer Romney of the June 1 deadline. Spencer Romney stated if there are more than six cars for sale, they will be stored on a separate lot.

Motion: Commissioner Tupou moved to approve C-3-2016 subject to the seven conditions listed in the staff report.

Commissioner Lovato seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes

Unanimous – C-3-2016 - Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes for February 10, 2016 (Regular Meeting) **Approved**

Approval of Minutes for February 17, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:08 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant